

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R38913

Property Information

property address: 413 E VILLA MARIA

legal description: RESTWOOD #1, BLOCK 3, LOT 1-A REPLAT

owner name/address: SMITH DAIRY QUEENS

% SMITH, OMAR

PO BOX 3788

BRYAN, TX 77805-3788

full business name: Dairy Queen

land use category: commercial-retail

type of business: fast food restaurant

current zoning: C2

occupancy status: occupied

lot area (square feet): 23,484

frontage along Texas Avenue (feet): n/a

lot depth (feet): 153.39

sq. footage of building: 3,750

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

1W: 139.31

Improvements

of buildings: 1 building height (feet): 11 # of stories: 1

type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1976

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: E/N

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 36

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 8X14

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *NA*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: *all asphalt*

Outside Storage

☒ yes ☐ no (specify) *small metal shed*
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

** next to creek lot (38914)*